

Official Minutes
McKENZIE HISTORIC ZONING COMMISSION
September 11, 2014 MEETING MINUTES
McKenzie City Hall @ 4:30 PM

I. Call to Order/Establishment of a Quorum

Meeting called to order by Chairperson Pruneau, quorum was established.

All members of the Historic Zoning Commission were present except for Susan Bradberry, Garlon Prewitt and Larry Wheat.

Members of the Historic Zoning Commission are: Chairperson Charles Pruneau, Vice-Chairperson Garlon Prewitt, Secretary Larry Wheat, Susan Bradberry, Nola A. Hobbs, Virginia M. (Gena) Manner and Donna Taylor.

II. Approval of August 14, 2014 Minutes.

Motion to approve minutes made by Gena Manner, second by Nola Hobbs. Motion passed.

III. Old Business

- A. 2388 Cedar St. – The Perfect Sammich & Pie Shoppe window.
Ms. Finch had advised CLG Jennifer Waldrup that she would be replacing the sign, has not too date.

Action taken: Motion made by Gena Manner, second by Nola Hobbs to send Ms. Finch a letter to remind her the window was not within the 25% ratio.

- B. 242 W. Magnolia Ave. – Magnolia Manor – Ken & Lynda Miller, owners
Site plan with specified parking spaces as requested by HZC.

Action taken: None take due to the fact there was no representation by the Millers.
Codes Officer Kelly informed the commission that a contractor had been engaged by the Miller's.

- C. 276 Magnolia Ave – Jose Becerra owner.
Commissioner Manner stated Mr. Becerra had not finished construction on rebuilding the stairway on the property. Codes Officer Kelly indicated that Mr. Becerra had waited for him to give him additional instruction on how to proceed with the build. A motion was made by Gena Manner, 2nd Nola Hobbs that the Commission would take further action if the project was not completed by the Oct. meeting date.

IV. Administrative Approvals

- A. 104 McTyiere St. – Jeremy Doede.

Request to replace siding on home's exterior with vinyl

Action taken: Request was approved by CLG Jennifer Waldrup, due to no change in the scale of the structure, and was only a maintenance issue. Vinyl siding is an approved product in the Conservation District.

B. 698 Stonewall St. – Jose Becerra

Request to replace shingled roof with metal roof.

Action taken: Request was approved by CLG Jennifer Waldrup, due to no change in scale of the structure and being located in Conservation District.

C. 592 Main St. – Tom Smith

Request to replace door and trim around two window air conditioning units.

Action taken: Request was approved by CLG Jennifer Waldrup, due to no changes in design and was a maintenance issue.

V. New Business

None

VI. Other Business

- A.** Commissioners Susan Bradberry and Donna Taylor have both resigned due to complications with their jobs. Carol Morrisett and Carolyn Goodwin have been asked to fill these vacancies and will be voted on by the city council at their meeting.
- B.** Mike Hagler addressed the commission concerning the Historic District. Mr. Hagler stated that he had no issue in complying with the HZC. He stated that he had not been either for or against the district being organized, but felt since his neighborhood was in a district questioned whether the new structure built on the Magnolia Manor site represented anything about the historic district. He feels the structure is completely out of character for the neighborhood. He stated that he did not have an issue with the establishment itself, they were a quiet business and did not bother anyone. He felt if the owners had preserved and maintained the original structure, it would be more in keeping, since it had been there for more than 50 years.

VII. Adjournment

Motion to adjourn by Gena Manner, second by Nola Hobbs. Motion passed.

Time adjourned: 5:05 p.m.